



Pear House



Knowstone 3 miles Dulverton 5 miles South Molton 10 miles Tiverton 11.5 miles

A very spacious and beautifully presented attached house with stunning views to Exmoor

- Beautifully presented and spacious attached house
- Wonderful views to Exmoor
- Living Room and Dining Room
- Fitted Kitchen
- Snug/Bedroom 4
- 3 Double Bedrooms (2 En-Suite)
- Shower Room and Cloakroom
- Large Gardens and Parking
- Freehold
- Council Tax Band D

Guide Price £375,000

SITUATION

Pear House is one of a clutch of properties, tucked away at the edge of the small hamlet of Blackerton and enjoys uninterrupted and stunning views over open countryside to Exmoor in the distance. Although rurally situated, the B3227 is close by and allows easy access by car to local amenities. The closest village is Knowstone (3 miles), with the award winning thatched inn, The Masons Arms at its centre. The picturesque town of Dulverton (5 miles) offers your daily amenities and a choice of artisan and independent shops. The larger market towns of South Molton (10 miles) and Tiverton (11 miles) offer a far more comprehensive range of facilities/amenities. The A361 (3 miles) provides access to Tiverton Parkway train station and the M5 motorway at junction 27. The glorious North Devon coastline and Exmoor National Park are both within easy reach by car

DESCRIPTION

Pear House is a very spacious attached house that is presented to an exceptional standard throughout. The property forms part of a mature development of broadly similar properties and enjoys wonderful views to Exmoor.

ACCOMMODATION

The front door leads into an ENTRANCE LOBBY and then into a spacious central HALL. There is a CLOAKROOM with WC and hand basin and a SNUG/TV ROOM that equally could be used as a FOURTH BEDROOM and has glazed double doors to the garden. The LIVING ROOM also has glazed double doors to the garden and corner glass hearth with wood burner and fitted shelving. Double doors lead into the spacious DINING ROOM with a wide opening into the KITCHEN/BREAKFAST ROOM which is well-fitted with a range of matching modern units with integrated dish washer, 1½ bowl stainless steel sink with mixer tap, instant boiling water tap, space and plumbing for washing machine, integrated electric oven with hob and hood over. Matching island unit, space for American style fridge/freezer and walk-in cupboard. From the hall a door leads to the separate STAIR HALL with fitted shelving, door to outside and turning stairs to the first floor.

On the FIRST FLOOR there is a GALLERIED LANDING with doors to the THREE DOUBLE BEDROOMS and SHOWER ROOM. The MASTER BEDROOM is a large double room with stunning views through a picture window. There are extensive fitted built-in wardrobes and sliding glazed doors to a BALCONY. The EN-SUITE SHOWER ROOM is fitted with a modern suite. BEDROOM TWO is also a large double room with

an EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOM 3 is a double room and the SHOWER ROOM has a large glazed shower cubicle, WC and vanity wash basin.

OUTSIDE

There is dedicated parking for TWO CARS with further parking available for guests. From the parking, the property is approached by a short path that leads past the adjoining property and around to the front of the house where there is an area of raised decking that leads around to a further area of decking to the side of the house. The garden is mainly laid to lawn with stunning views over the surrounding countryside. Outside the back door is a rear COURTYARD leading to a useful STORAGE SHED.

SERVICES

Mains electricity and water, shared private drainage (sewage treatment plant), LPG fired central heating via radiators. Standard and ultrafast broadband available. Mobile coverage from O2 and EE (Ofcom).

VIEWING

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

DIRECTIONS

From Moortown Cross on the A361, take the turning towards Knowstone. Continue over the cattle grid and stay on this road for a further 2.5 miles, passing through Roachill, and at Blackerton Cross turn left towards South Molton. After a short distance take the next right turn and follow this tree-lined road down to the central parking area. On the left you will see Juniper House and Willow House. Pear House adjoins Willow House to the right. Follow the path past Willow House and the entrance to Pear House will be found on the left. What3words Ref: collision.goggle.heightens



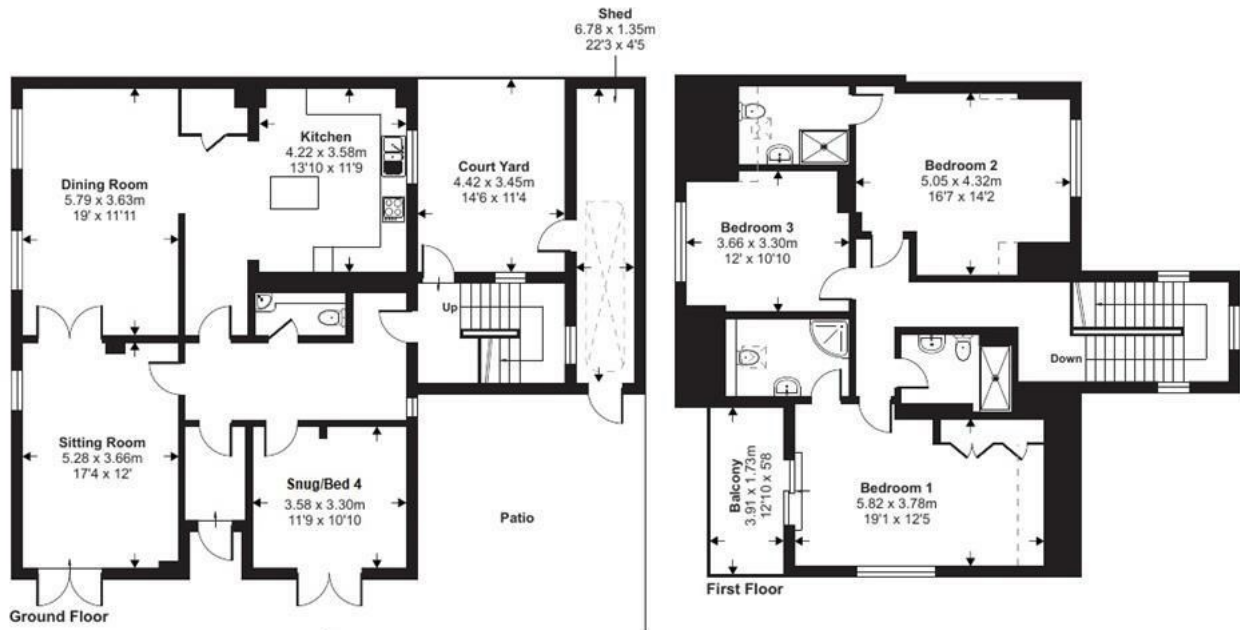
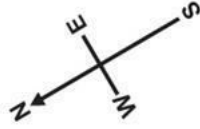
Approximate Area = 2088 sq ft / 193.9 sq m (excludes court yard)

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 2226 sq ft / 206.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1187953

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(49-68) E	(35-48) F	(2-48) G	
Net energy efficient - higher scoring coats		58	66
England & Wales		EU Directive 2002/91/EC	

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